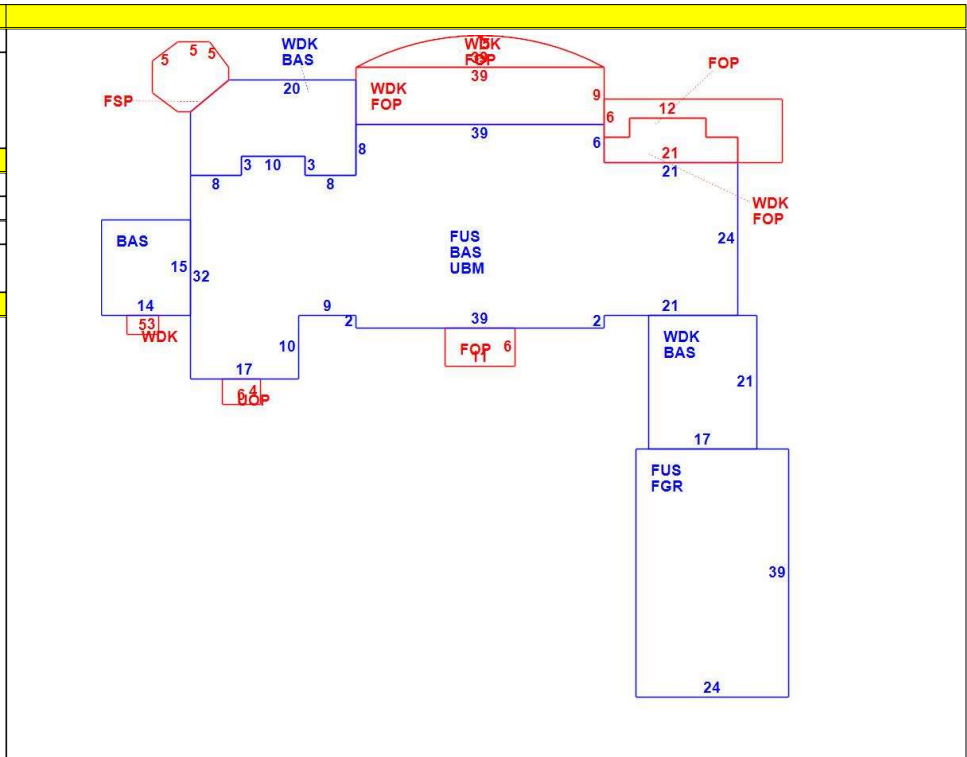


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
OLDFAITHFUL LLC						Description	Code	Appraised	Assessed								
23 LAUREL RD						RESIDENTL	1090	7,345,300	7,345,300								
WESTON MA 02493						RES LND	1090	6,681,500	6,681,500								
SUPPLEMENTAL DATA						Total 14,026,800 14,026,800											
Alt Prcl ID			Restriction														
PLN#/Rec LC 14668-U 2003			Hist Distrct														
Lot# 42			Other Note														
Plan Notes			UC-Misc 1														
Plan Notes			UC-Misc 2														
Plan Notes																	
GIS ID M_280935_795322			Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OLDFAITHFUL LLC		80 209	11-20-2019	Q	I	11,250,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
ISLAND JEM LLC		0071 0187	11-08-2011	U	I	1	1A	2023	1090	7,353,000	2022	1090	5,254,900	2021	1090	6,061,800	
CERULLO EDWARD A TRS &		0061 0181	11-08-2011	U	I	1	1A		1090	6,448,900		1090	6,085,722		1090	5,496,524	
CERULLO EDWARD A TRS &		0061 0181	11-08-2011	U	I	1	1A										
CERULLO EDWARD A & KATHERINE K TRS		0061 0181	07-30-2003	U	V	7,200,000	1P										
Total								13,801,900	Total	11,340,622	Total	11,558,324					
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B	Tracing		Batch				Appraised Bldg. Value (Card) 7,269,000							
0070										Appraised Xf (B) Value (Bldg) 6,700							
										Appraised Ob (B) Value (Bldg) 69,600							
										Appraised Land Value (Bldg) 6,681,500							
										Special Land Value 0							
										Total Appraised Parcel Value 14,026,800							
										Valuation Method C							
										Total Appraised Parcel Value 14,026,800							
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result	
595-2020	06-17-2021	CO	CO ISSUED			100					03-14-2023	EH			01	Cyclical Reinspection	
230-2021	05-26-2021	CO	CO ISSUED			100					05-23-2022	DM			11	Field Review	
2021-230	11-02-2020	RA		250,000		0		CONV SQUASH CT TO LOUN			02-14-2022	EH			01	Cyclical Reinspection	
2020-595	05-19-2020	RA		325,000		0		RENOVATE 1ST FLOOR			03-22-2021	EP			01	Cyclical Reinspection	
2020-519	03-12-2020	RA		12,000		0		INTERIOR DEMO			05-23-2017	MM			11	Field Review	
2005:111	10-28-2004	RN	Res New Cons					SPEC PB PRMT GAR/BARN			05-13-2015	EP			01	Cyclical Reinspection	
2005-66	09-09-2004	RN	Res New Cons			50		POOL NDS LINER			11-30-2011	DM			11	Field Review	
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment	Adj Unit P	Land Value
1	1090	MULTI HSES	R60		65,340 SF	6.54	1.00000	5	1.00	0090	4.900	VW			V30	96.14	6,281,700
1	1090	MULTI HSES	R60		0.800 AC	34,000.00	1.00000	0	1.00	0090	4.900				V30	499,800	399,800
Total Card Land Units					2.30 AC	Parcel Total Land Area					2.30	Total Land Value					6,681,500

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Estate			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	07	7 Bedrooms			
Total Bthrms:	6				
Total Half Baths	2				
Total Xtra Fixtrs	3				
Total Rooms:	15				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id		C	Owne		
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		7,342,650			
Year Built		2004			
Effective Year Built		2018			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled		2020			
Depreciation %		4			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		96			
Cns Sect Rcnd		7,048,900			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FPL MSNRY 1	B	1	3000.00	2011		96		0.00	2,900
FPL3	FPL MSNRY 2	B	1	4000.00	2011		96		0.00	3,800
ODS	OUTDOOR S	L	2	700.00			100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,436	3,436	3,436	900.90	3,095,492
FGR	Garage	0	936	374	359.98	336,937
FOP	Porch, Open, Finished	0	829	166	180.40	149,549
FSP	Porch, Screen, Finished	0	99	25	227.50	22,523
FUS	Upper Story, Finished	3,460	3,460	3,460	900.90	3,117,114
UBM	Basement, Unfinished	0	2,524	505	180.25	454,955
UOP	Porch, Open, Unfinished	0	24	2	75.07	1,802
WDK	Deck, Wood	0	1,320	132	90.09	118,919
Ttl Gross Liv / Lease Area		6,896	12,628	8,100		7,297,291

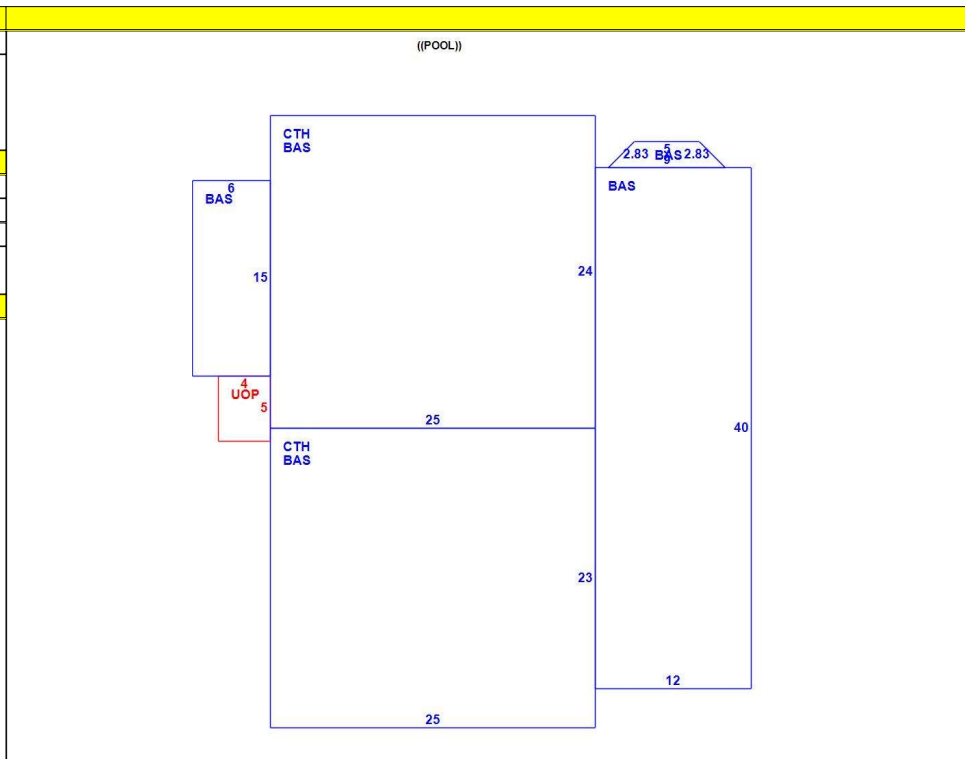


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
Description		Code	Appraised	Assessed													
OLDFAITHFUL LLC						RESIDENTL	1090	7,345,300	7,345,300	VISION							
23 LAUREL RD						RES LND	1090	6,681,500	6,681,500								
WESTON MA 02493		SUPPLEMENTAL DATA															
Alt Prcl ID		Restriction															
PLN#/Rec LC 14668-U 2003		Hist Distrct															
Lot# 42		Other Note															
Plan Notes		UC-Misc 1															
Plan Notes		UC-Misc 2															
Plan Notes																	
GIS ID M_280935_795322		Assoc Pid#															
		Total		14,026,800		14,026,800											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OLDFAITHFUL LLC		80 209	11-20-2019	Q	I	11,250,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
ISLAND JEM LLC		0071 0187	11-08-2011	U	I	1	1A	2023	1090	7,353,000	2022	1090	5,254,900	2021	1090	6,061,800	
CERULLO EDWARD A TRS &		0061 0181	11-08-2011	U	I	1	1A		1090	6,448,900		1090	6,085,722		1090	5,496,524	
CERULLO EDWARD A TRS &		0061 0181	11-08-2011	U	I	1	1A										
CERULLO EDWARD A & KATHERINE K TRS		0061 0181	07-30-2003	U	V	7,200,000	1P										
		Total		13,801,900		Total		11,340,622		Total		11,558,324					
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
		Total		0.00													
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch													
0070																	
NOTES										Appraised Bldg. Value (Card)				7,269,000			
BAS 25X35 INCL SQUASH COURT										Appraised Xf (B) Value (Bldg)				6,700			
FUNC=LAYOUT/COURT										Appraised Ob (B) Value (Bldg)				69,600			
KIT UNIT & 1/2 BTH OTHER SIDE										Appraised Land Value (Bldg)				6,681,500			
OF COURT; 12X40=LR & BTH										Special Land Value				0			
2020: convert court to lounge										Total Appraised Parcel Value				14,026,800			
										Valuation Method				C			
										Total Appraised Parcel Value				14,026,800			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
2	1090	MULTI HSES	R60		0 SF	0.00	1.00000	0	1.00	0090	4.900			0	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					2.30	Total Land Value			0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:					
Occupancy					
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	00				
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	3				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		244,572
Year Built		2004
Effective Year Built		2017
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		5
Functional Obsol		5
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		90
Cns Sect Rcnd		220,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL3	INGR GUNITE	L	720	100.00	2004		90		0.00	64,800
PAT2	PATIO-GOOD	L	532	7.00	2004		90		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,759	1,759	1,759	132.73	233,476
CTH	Cath Cing	0	1,175	59	6.66	7,831
UOP	Porch, Open, Unfinished	0	20	2	13.27	265
Ttl Gross Liv / Lease Area		1,759	2,954	1,820		241,572

